



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

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Tuesday, May 6, 2014

6:15 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Deputy Mayor Pro Tem Gallops, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Phillips and Councilmember Pankratz

Absent: Mayor Pro Tem Kilgore

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:15 p.m.

2. EXECUTIVE SESSION (6:15 P.M.)* Times listed are approximate

- 2A. The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park. (15 minutes)

Council convened in Executive Session at 6:15 p.m. Out at 6:37 p.m.

3. WORK SESSION (6:30 P.M.)* Times listed are approximate

- 3A. Discuss the purchase of two 2015 Dodge Ram 4500 Diesel Ambulances from Horton Emergency Vehicles. (20 minutes)

Fire Chief Neil Howard and EMS Director Chris Weinzapfel provided background information on the process, including research, new industry standards, outlined the options for each unit and the lengthy options for configurability. They further explained that the ability to configure the

design according to the department's specifications will aid in patient care and staff and patient safety.

- 3B.** Discuss and provide consensus regarding an ordinance amending the fee schedule related to Ambulance Service Charges in the City of Rowlett. (30 minutes)

Fire Chief Neil Howard provided answers to questions presented by Council at the February 4th meeting when EMS rate changes were first proposed. Council discussion followed regarding the process for charging and collecting for the actual costs incurred. It was the consensus of Council to proceed with a rate increase which would bill for actual costs. This will be presented for Council's consideration at a later date.

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 7:16 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

Reconvened at 7:30 p.m.

INVOCATION – Dretha Burris, First Rowlett United Methodist Church

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Proclamation recognizing the week of May 11-17, 2014, as National Police Week.

Deputy Mayor Pro Tem Gallops presented the proclamation to Chief Brodnax and police staff.

- 5B.** Proclamation recognizing the week of May 4-10, 2014, as Rowlett Detention Officers Week.

Deputy Mayor Pro Tem Gallops presented the proclamation to Chief Brodnax and jail staff.

- 5C.** Proclamation recognizing the month of May, 2014 as National Motorcycle Awareness Month.

Councilmember Pankratz presented the proclamation to members of the Wolverines and Christians Motorcycle Clubs.

- 5D.** Proclamation recognizing the month of May, 2014 as National Water Safety Month.

Councilmember Dana-Bashian presented the proclamation to Jermel Stevenson – Director of Parks and Recreation, Angie Smith – Recreation Manager, and Brian Norton – Aquatics Manager.

5E. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Alan Guard – Chief Financial Officer, presented the financial report for month ending March 31, 2014.

Mayor Gottle announced the following: Upcoming City Council meetings will be held Tuesday, May 20th; Regular Meeting - City Hall Conference Room; Tuesday, May 13th; Work Session has been cancelled. Upcoming Planning & Zoning Commissions meetings will be Tuesday, May 13th and 20th; 6pm in City Hall Conference Room. Early voting ends today. Vote this Saturday and remember, a photo ID is now required to vote in Texas. ROWLETT. MY COMMUNITY. MY MONEY. MY CHOICE. CAMPAIGN – give us your .2¢. Online survey still available until mid-May. Seeking citizen input about future City services. No longer sustainable at the current tax rate. Opportunity to have an honest conversation about what our future looks like. For more information or to take the survey – go to Rowlett's home page and click on the article in the News section. STAGE 3 WATER RESTRICTIONS – residents can water Once Every TWO Weeks. A Low-cost vaccine clinic will be held at the Animal Shelter on Saturday, May 10th and 24th from 2-4pm at 4402 Industrial Street. Normal Business hours are Monday-Friday, 10am – 5pm and Saturday, 10:30am – 5pm. Upcoming events for Parks and Recreation: Memorial Day Celebration featuring Touch A Truck– Saturday, May 24th- 10:00am - 1:00pm. Fireworks on Main – Friday, July 4th, starts at 6pm. Wet Zone opens Saturday, May 17th! Upcoming events at the Rowlett Public Library: Summer Reading Program starts June 9th! Kick-off Party on Monday, June 9th from 10am – noon at Library, runs June 9th – August 1st. Rowlett Fire Rescue – National Emergency Services Week, May 18 – 24. Tell a Firefighter/Paramedic “thank you” this week! Safe Sitter Class, Saturday, May 31st. Rowlett Community Centre; Ages 11-16; \$60. Register at 972/412-6230. Rowlett Police Department – National Police Week, May 11 – 17. Stop a cop and say “thank you” for their service! 10th Annual Police Bicycle Rodeo, Saturday, May 24th, 10am – 1pm, on Main Street. Rowlett Police Youth and Teen Summer Camp Academies: Week-long camps to create better understanding and communication between young citizens and the police department, providing positive interaction with police officers while educating our community's youth. Academies are available to students who live or attend school in Rowlett. The academies are free, include lunch every day, AND a free trip to the Wet Zone on the last day of each session. Camp Academy dates are listed on the website at www.rowlett.com. Contact Officer Brandon Herring at bherring@rowlett.com for an application or for more information. National Public Works Week, May 18 – 24. Say “thanks” to one of your Public Works workers!

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A.** Consider action to approve minutes from the April 15, 2014, City Council Meeting, and the April 29, 2014, City Council Special Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider approving and adopting an ordinance amending the Water Management Plan (February 21, 2012) as required by the Texas Commission on Environmental Quality (TCEQ) by May 1, 2014, to the proposed Water Conservation and Water Resource & Emergency Management Plans and authorizing the mayor to execute the necessary documents.

This item was approved as ORD-017-14 on the Consent Agenda.

- 7C.** Consider action to approve a resolution accepting the bid of and awarding a contract to J.S. Haren Company in the amount of \$1,530,826 for the total base bid with a 5 percent contingency for \$76,542 and up to \$10,000 for an early completion bonus, resulting in a total project amount of \$1,617,368, for the Eastside Lift Station Upgrades Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-032-14 on the Consent Agenda.

- 7D.** Consider action to approve a resolution accepting the bid of and awarding a contract to Flow-Line Construction, Incorporated in the amount of \$390,018 for the base bid with a 10 percent contingency for \$39,002 and up to \$5,000 for an early completion bonus, resulting in a total project amount of \$434,020, for the 24-Inch Force Main Replacement and Television Inspection Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-033-14 on the Consent Agenda.

- 7E.** Consider action to approve a resolution accepting the bid of and awarding a contract to Ferguson Waterworks in the amount of \$66,304 for the purchase of inventory and line replacement parts and materials for the collection and distribution system.

This item was approved as RES-034-14 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Councilmember Phillips, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Continue a public hearing and take action regarding a request for a rezoning from Commercial Center Form Based District to a Planned Development to allow a single family residential

subdivision and two office sites for property located at 7400 and 7600 Liberty Grove Road. (PD13-687)

Marc Kurbansade, Director of Development Services, provided background information on this particular item and the revised project, which was submitted by the developer since the information was originally presented.

Jim Douglas, Douglas Properties, 2309 Avenue K, Plano – the applicant, presented an outline of the revised submission.

Mayor Gottel continued the public hearing.

James Monday, 100 Goldenrod, Garland; spoke in favor of this item.

Mayor Gottel closed the public hearing.

Council discussion regarding the lengthy process of Rowlett 2020 and the North Shore Master Plan, which included input from citizens, along with the entire process of the Form Based Codes.

A motion was made by Councilmember Dana-Bashian to remand the item back to staff. This motion failed for lack of a second.

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Gallops, to deny the item. The motion carried with a vote of four in favor (Pankratz, Phillips, Bobbitt, Gallops) and two opposed (Gottel, Dana-Bashian).

- 8B.** Consider a resolution granting a request for a variance from the distance requirement for a proposed business locating in Waterview Plaza at the intersection of Liberty Grove Road and Princeton Road, wishing to sell alcoholic beverages for off-premise consumption.

Laura Hallmark, City Secretary, presented information regarding the distance requirements as set forth by TABC and the City of Rowlett along with the variance process approved by Council. Jim Grabenhorst, Economic Development Director, provided information regarding the retail development project.

Property owner, Inder Sangha, was present along with the applicant to provide additional information.

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Councilmember Phillips, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-035-14.

- 8C.** Hear a presentation from the City's development partner, Integral Development LLC and Catalyst Urban Development LLC on the Downtown project concept for Village of Rowlett on specific City-owned property within the Downtown District.

Chris Coble, with Black Label Real Estate, presented background information on the development and vision for downtown. Paris Rutherford, Principal with Catalyst Development, presented the vision of the "Village of Rowlett". Council discussion regarding the project, total space available and types.

Councilmember Pankratz, in anticipation of his absence at the next Council meeting, read prepared comments in opposition to the project; however, he stated that should the project pass, he will wholeheartedly support the effort.

Mr. Grabenhorst informed Council that the development agreements will be submitted for Council consideration at their May 20th meeting.

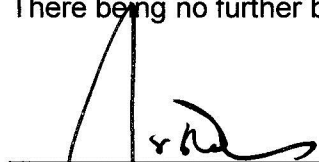
There was no action taken.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve an agreement with the City of Dallas, Texas for the purchase of the Elgin B. Robertson Park property, authorizing the Mayor to enter into the agreement on the City's behalf and providing an effective date. The motion carried with a unanimous vote of those members present. This item was adopted as RES-036-14.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 9:28 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: May 20, 2014